



MINUTES
Economic Development Authority
June 18, 2019

CALL TO ORDER

The Economic Development Authority meeting was called to order at 5:31 pm.

Present: Chair: Jahn Dyvik; Vice Chair: Lori Goodsell; Board: Tim Hultmann, Michelle Jerde, Tom Skjaret, Deirdre Kvale, and Charlie Miner

Staff Present: City Administrator/Executive Director: Scott Weske

Absent: None

PLEDGE OF ALLEGIANCE

APPROVE AGENDA

A motion was made by Jerde, seconded by Skjaret, to approve the agenda. Ayes: all.

CONSENT AGENDA

- A. Approve Minutes of May 21, 2019 EDA Meeting

Board member Hultmann noted that Marty Schneider was included as an attendee but no longer serves on the EDA.

A motion was made by Hultmann, seconded by Jerde, to approve the minutes of the May 21, 2019 EDA meeting as amended. Ayes: all.

OPEN CORRESPONDENCE

None.

BUSINESS ITEMS

Update on Demolition of City-Owned Property Located at 1905 Wayzata Boulevard W

Scott Weske, Executive Director, stated that the demolition permit has been issued for removal of the former BP station. He noted that the schedule had a tentative date of June 18, 2019 but Scherber is behind on another project, so there has been a delay of a few days. He indicated that a representative from Carlson McCain will be on site supervising the process, and also gave a brief overview of the minimal requirements to seed the parcel from the Minnehaha Creek Watershed District.

The EDA discussed putting up signs that prohibit trailer parking on the lot.

Weske assured the EDA that both he and Public Works Director Diercks will be on site quite a bit during the process and can update the EDA, as necessary. He explained that even though the cost for asbestos removal was a bit higher than expected, there have been other parts of the project

where they have found cost savings, so he believes the “not to exceed” budget amount determined by the EDA will still be sufficient.

Discuss Development of Community Survey Regarding Future of 1905 Wayzata Boulevard W

Executive Director Weske reviewed some of the potential questions for a community survey and suggested that the EDA discuss a way to make the survey more concise. He stated that the plan would be to conduct the survey via Survey Monkey and noted that compiling the results should not be too difficult, unless the EDA decides to give “fill in the blank” answer options.

Board member Goodsell stated that she would suggest changing the wording from high density, medium density and low density to more easily understandable terms, such as single family, townhome, or apartment building/senior condos.

Board member Kvale suggested that they be given the option to rank their preferences for what they would like.

Board member Jerde suggested that if there isn’t an option for people to rank the choices in Survey Monkey, perhaps the questions can be changed to say “What is your most desirable option?” and then “What is your least desirable option?” She asked for an example of what would be “community space”.

Weske explained that could be something like a gazebo with a park but really it is anything that would be “public”. He explained that greenspace would be different than community space.

The EDA discussed the option of commuter parking in this location but most felt that it was too nice of a space to be used for long term parking.

Board member Goodsell suggested that the wide street allow on street parking, which would solve parking problems and leave the parcel for some type of different use. She stated that the only cost for that would be add striping to the street.

Board member Miner suggested that there be an option for people to choose office, medical, or professional space.

Weske stated that he felt that the parking idea was always meant to be a temporary use for the land until the parcel was developed or something nearby developed and could be part of a larger project.

The EDA discussed whether there is a need for commuter parking or not and discussed the commuter lot in Maple Plain that is being reduced from 150 spots to 25 spots because there are usually only about five cars using the lot.

Weske stated that he will try to put together a survey reflective of the Board’s input.

Chair Dyvik stated that he would like to have the survey sent out before the next EDA meeting if possible.

Weske stated that he will try to get it out as soon as possible.

Board member Kvale stated that she would be interested to know how the community feels about different financing options for this site, such as TIF.

Board member Miner stated that type of decision would be up to the EDA and the Council, not the community.

Board member Kvale stated that she would like to know how the citizens feel about using City funds to develop the property.

Weske stated that, as of right now, there are no plans for the City to do anything to develop the property themselves.

Chair Dyvik stated that one thing that hasn't been included for a survey question option is the possibility of waiting for a larger development to come along and suggested that be added.

Weske stated that he will add that option and noted that was why he made the suggestion of a temporary parking solution until a larger development project came along in the area. He indicated that once he has prepared the draft survey, he will send it to Chair Dyvik to get a greenlight from him before it is sent out to residents.

OTHER BUSINESS

Board member Miner stated that he has communicated with Ryan Webber and Mike Giebenhain about the site and has encouraged some type of partnership to come up with an all-inclusive solution.

Mike Giebenhain, Lakeside Dentistry, stated that they are close to being out of space and are close to hiring an additional dentist as well as support staff.

Board member Skjaret asked if Executive Director Weske had any new information or interest in the Virginia Avenue site. Weske stated that there is a new application in process that may be before the City sometime in July. The EDA discussed the influx of senior living facilities that are moving into the area, and whether there may need to be a possible shift in usage for this property away from having another senior living facility. Board member Kvale suggested that one of the options on the survey include an option for citizens to give feedback on how they felt about having senior housing.

ADJOURN

Hearing no objection, Chair Dyvik adjourned the meeting by general consent at 6:15 pm. Ayes: all.

Respectfully submitted,
Scott Weske, Executive Director